

TABLE D

**Dorchester Neighborhood District
Community Facilities, Neighborhood Business, Local
Industrial, and Waterfront Service Subdistricts**

Dimensional Regulations

| | <u>Community Facilities Subdistricts</u> | <u>Local Convenience Subdistricts</u> | <u>Neighborhood Shopping Subdistricts</u> | <u>Community Commercial Subdistricts</u> | <u>Local Industrial Subdistricts</u> | <u>WS</u> ^{(1), (2)} |
|---|--|---|---|--|--|-------------------------------|
| Maximum Floor Area Ratio | 2.0 | 1.0 | 1.0 | 2.0 | 2.0 | 1.0 |
| Maximum Building Height | 65' | 40' | 40' | 45' | 45' | 35' |
| Minimum Lot Size | none | none | none | none | none | none |
| Minimum Usable Open Space ⁽³⁾ per Dwelling Unit (sq. ft.) | 50' | 50' | 50' | 50' | N/A | N/A |
| Minimum Lot Width | none | none | none | none | none | none |
| Minimum Lot Frontage | none | none | none | none | none | none |
| Minimum Front Yard ⁽⁴⁾ | none | none ⁽⁵⁾ | none ⁽⁵⁾ | none | none | none |
| Minimum Side Yard ⁽⁶⁾ | none | none | none | none | none | none |
| Minimum Rear Yard ⁽⁷⁾ | 20' | 20' | 20' | 20' | none | 12' |

TABLE D

Footnotes:

1. Notwithstanding any provisions of Section 10.1 of this Code to the contrary, there is no maximum percentage of the Rear Yard that may be occupied by Accessory Buildings within a Waterfront Service Subdistrict.
2. Notwithstanding any other provisions of this Table D, within a Waterfront Service Subdistrict, any use included in Use Item Numbers 1 through 8a, inclusive, Section 8-7, Table A, shall conform to the Lot Area, Usable Open Space, and yard requirements for the nearest residential subdistrict, except that the minimum Rear Yard depth shall be twenty-five (25) feet.
3. In a Neighborhood Business Subdistrict, all or a portion of the required Usable Open Space may be met by suitably designed and accessible space on balconies of Main Buildings or on roofs of wings of Main Buildings, or on the roofs of Accessory Buildings.
4. In a required Front Yard, no plaza, terrace or public access to a Basement (other than as required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.

In a Neighborhood Business Subdistrict, every Front Yard required by this code shall be at grade level along every lot line on which such yard abuts.
5. See Section 65-41.1, Street Wall Continuity.
6. In a Neighborhood Business Subdistrict, no Side Yard is required except in the case of a Lot with a side lot line abutting a Residential Subdistrict, which shall have Side Yards as if it were in such abutting district. Every Side Yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy, or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
7. In a Neighborhood Business Subdistrict, every Rear Yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy, or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

